

SPECIAL NEEDS HOUSING PARTNERSHIP AND LOAN PROGRAM (SNHPLP)



SNHPLP PROGRAM OVERVIEW

The **New Jersey Departments of Community Affairs (DCA)** and **Human Services (DHS)** along with the **New Jersey Housing and Mortgage Finance Agency (HMFA)** have launched the **Special Needs Housing Partnership Loan Program (SNHPLP)** which is aimed at creating affordable, supportive housing for people with developmental disabilities. The initiative aligns with the State of New Jersey's goal to help integrate people with special needs into the community whenever possible as well as provide consumer choice over their housing options.

Under the SNHPLP, the HMFA and the DCA will provide financing to create permanent supportive housing and community residences for individuals with developmental disabilities. Loan proceeds may be used for the acquisition and rehabilitation of existing three- to four-bedroom single family houses, first floor three- to four-bedroom condominiums as well as new construction to be completed within six (6) months of commitment.

The goal is to move those who are able to be moved from developmental centers, those who are part of the Return Home NJ Initiative, those who are on the DHS waiting list, and those who require emergency community residential placements into appropriate housing faster than the state's current process. In addition, applications to the SNHPLP do require a Letter of Support from the Division of Developmental Disabilities (DDD).

As part of this initiative, the Partnership will assist municipalities in utilizing the monies in municipal affordable housing trust fund accounts to create housing for people with developmental disabilities. The Partnership will also assist municipalities to leverage the monies in their affordable housing trust funds by matching a municipal commitment of funds with financing available through the HMFA, DCA and DDD. To facilitate the process, sponsors or applicants have to be qualified by DCA, HMFA and DDD to participate in the program.

The Partnership has developed a Memorandum of Understanding (MOU) that municipalities will sign along with the HMFA and DHS/DDD agreeing to the basic requirements of the program. Also available is a model resolution for use by the governing body authorizing the execution of the MOU.

For more information, contact: Yirgu Wolde, Director, Division of Supported Housing and Special Needs at 609-278-7521 or via email at ywolde@njhmfa.gov

Visit HMFA's Special Needs webpage: <http://www.njhousing.gov/developers/needs/partnership/>